



**sneddons**  
solicitors & estate agents



**44 Marjoribanks Street**  
Bathgate, EH48 1AH

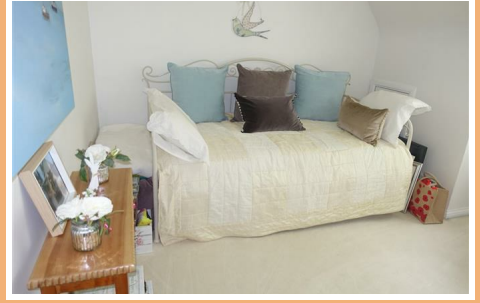
Offers over £430,000



# 44 Marjoribanks Street

Bathgate, EH48 1AH

Offers over £430,000



## Description

A Unique and Characterful Detached Villa in Bathgate

Welcome to 44 Marjoribank Street, a truly charming and distinctive property set on a substantial plot with beautifully landscaped gardens. Conveniently located close to Bathgate's town centre and offering easy access to motorway links connecting Edinburgh and Glasgow, this spacious detached villa presents an exceptional opportunity for those seeking comfort, elegance, and convenience.

Arranged over two levels, the home boasts generously proportioned accommodation throughout. Upon entry, a storm porch leads into a warm and welcoming hallway. The light-filled lounge flows seamlessly into the open-plan dining room, where French doors open into the garden. These inviting spaces feature exquisite period details, including ornate ceiling cornices, a stunning ceiling rose, and a distinctive arch-shaped window that adds to the home's character.

The well-appointed kitchen is designed for both functionality and style, offering ample base and wall units, complementary worktops, a breakfast bar, and a five-ring gas Rangemaster. Integrated appliances, including a dishwasher and fridge freezer, ensure modern convenience.

To the front of the hallway, a versatile sitting room overlooks the picturesque front garden. This space could easily be used as a fourth bedroom or transformed into a spacious office or study. The ground floor also hosts a family bathroom, complete

with a bath and separate shower.

Ascending to the upper level, you'll find a generous master bedroom with excellent built-in storage. French doors lead to a Romeo and Juliet balcony, providing breathtaking views of the garden. An ensuite shower room enhances the luxury of this primary bedroom. Two further well-sized bedrooms and a convenient WC complete the upper floor layout.

Externally, this property is a true standout. The beautifully landscaped gardens feature mature trees, pristine lawns, and an array of vibrant flowers and shrubs, creating a serene and picturesque retreat. A monoblocked driveway provides ample off street parking and access to the detached garage.

Viewing is essential to fully appreciate the space, character, and prime location this wonderful home has to offer.

## Bathgate

The town of Bathgate is situated within the heart of West Lothian and is well placed for those wishing to commute outwith the area with a number of major trunk roads in close proximity along with a regular rail link to the cities of Edinburgh and Glasgow. The town itself has facilities to meet everyday needs including shops, banks, schools, library, health centre and major supermarket chains with recreational activities catered for by way of sports centre, swimming pool and golf course with the surrounding countryside allowing for a number of outdoor pursuits.

## Lounge

17'0" x 13'5" (5.20 x 4.11)

Tel: 01501 733200

Dining Area  
9'10" x 12'1" (3.00 x 3.70)

Sitting Room / Bedroom 4  
9'10" x 10'11" (3.00 x 3.35)

Kitchen  
11'8" x 19'8" (3.57 x 6.00)

Bathroom  
9'9" x 7'6" (2.98 x 2.30)

Master Bedroom  
16'4" x 13'9" (5.00 x 4.2)

En Suite  
8'2" x 6'1" (2.5 x 1.87)

Bedroom 2  
9'4" x 11'1" (2.85 x 3.4)

Bedroom 3  
8'10" x 9'10" (2.7 x 3.00)

WC  
5'6" x 3'10" (1.70 x 1.18)

Contact Us

To arrange a viewing or for further details please call  
01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).



## Road Map



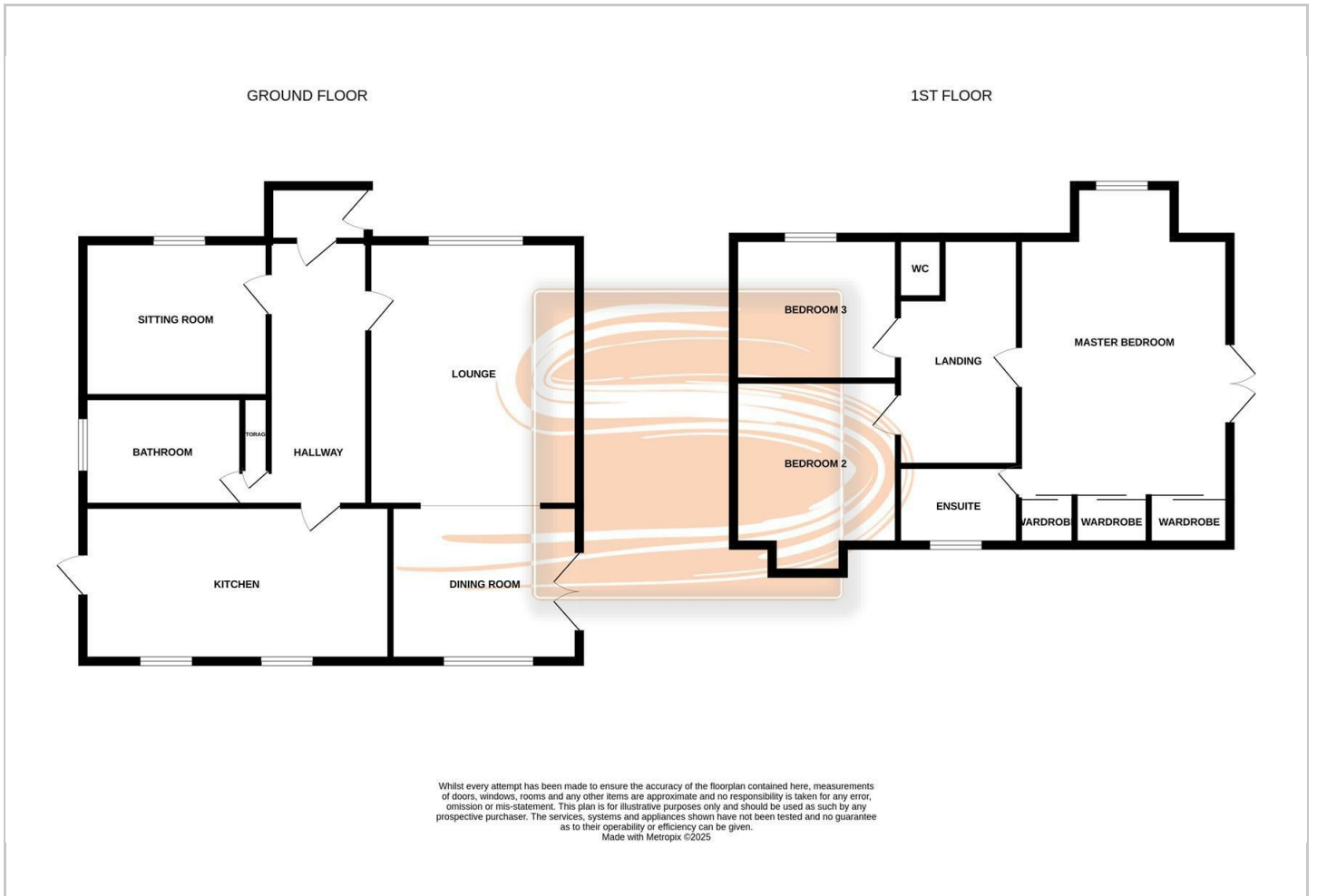
## Hybrid Map



## Terrain Map



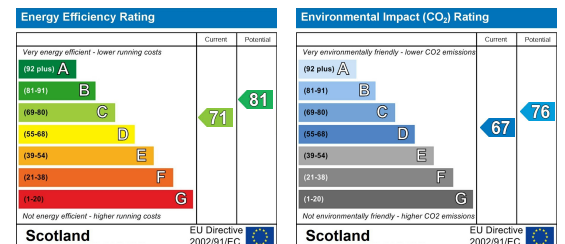
## Floor Plan



## Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.